



ZONING COMMISSION DECISIONS

Wednesday, July 10, 2013
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Ann Zadeh, CD 1, Chair	<u>P</u>	Namon Hollis, CD 6	<u>P</u>
Charles Edmonds, Vice Chair, CD 4	<u>P</u>	Nick Genua, CD 7	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Robert West, CD 3	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Hugh Ferrell, CD 5	<u>P</u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

- | | |
|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess:

- | | |
|--|--------------------------------|
| 1) Downtown Strategic Action Plan | Downtown Fort Worth Inc. Staff |
| 2) Standing item: Report of Activities of the City Plan Commission | |

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 6 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | |
|--|------------|
| A. Call to Order | Chair |
| B. Approval of June 12, 2013 Meeting Minutes | <u>9-0</u> |
| C. New Cases: | |

1. ZC-13-086	FIRST FINANCIAL BANK	1000 Forest Park Blvd.	1.37 ac.	CD 9	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Tom Malone/TMA-CHA Architects				
b.	Request: <i>From:</i> "I" Light Industrial <i>To:</i> "G" Intensive Commercial				
2. ZC-13-087	LPM HOLDINGS LLC	3101 Merrick Ave.	0.21 ac.	CD 3	RECOMMENDED FOR

<p>a. Applicant/Agent: LPM Holdings</p> <p>b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "C" Medium Density Multifamily</p>	<p>APPROVAL 9-0</p>
<p>3. ZC-13-088 FRANCES CLARK AND PHILLIP SOTEL 3295 Keller Haslet Rd. 35.33 ac. CD 7</p> <p>a. Applicant/Agent: Harwood Properties; Dennis Hopkins</p> <p>b. Request: <i>From:</i> Unzoned <i>To:</i> "C" Medium Density Multifamily</p> <p>c. To be heard by the City Council on September 17, 2013</p>	<p>CONTINUED 30 DAYS UPON APPLICANT'S REQUEST 9-0</p>
<p>4. ZC-13-089 LA FRONTERA CAPITAL PROPERTIES 9340 Boat Club Rd. 19.71 ac. CD 7</p> <p>a. Applicant/Agent: Al Burtin</p> <p>b. Request: <i>From:</i> "A-7.5" One-Family and "A-10" One-Family <i>To:</i> "A-7.5" One-Family</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>5. ZC-13-090 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION 14437 blk Storyteller Ln., 1500 blk Fallingwater Tr. and 1400 blk Enchanted Sky Ln. 2.3 ac. CD 7</p> <p>a. Applicant/Agent: Jacobs Engineering</p> <p>b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "A-7.5" One-Family</p> <p>c. To be heard by the City Council on July 16, 2013</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>6. ZC-13-091 RAYMUNDO GARCIA 1900 Evans 0.48 ac. CD 8</p> <p>a. Applicant/Agent: Chris Bonilla, Bonilla Group</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial including auto repair and excluding ambulance dispatch station, massage therapy and spa, stealth communication tower, indoor amusement, used apparel sales, feed store, firewood sales, liquor or package store, or veterinary clinic with indoor runs; site plan included</p>	<p>CONTINUED 30 DAYS UPON APPLICANT'S REQUEST 9-0</p>
<p>7. ZC-13-092 WILLING SMITH 3501 Hulen St, 4529-4545 (odds) Houghton Ave 0.89 ac. CD 9</p> <p>a. Applicant/Agent: John Brodersen</p> <p>b. Request: <i>From:</i> "B" Two-Family and "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus semi automatic car wash; site plan included</p> <p>c. To be heard by the City Council on July 16, 2013</p>	<p>RECOMMENDED FOR DENIAL 8-1</p>
<p>8. ZC-13-093 BELLE HAV/TEX. LP 3215 West Loop 820 South 6.78 ac. CD 3</p> <p>a. Applicant/Agent: James W. Schell</p> <p>b. Request: <i>From:</i> "F" General Commercial <i>To:</i> "PD/F" Planned Development for all uses in "F" General Commercial plus production of gaskets, sealants, tapes and other products used in aviation communication; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>9. ZC-13-094 AIL INVESTMENT, LP 5101 – 5103 Ray White Rd,</p>	

5000 - 5302 Golden Triangle Blvd 132.81 ac.	CD 7	RECOMMENDED FOR APPROVAL AS AMENDED FOR A-5 AND F 9-0
a. Applicant/Agent: Peloton Land Solutions LP b. Request: <i>From</i> : "CR" Low Density Multifamily, "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted and "PD-68" Planned Development <i>To</i> : "A-5" One-Family and "G" Intensive Commercial		
10. ZC-13-095 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Road, rail, and electric ROW Dirks Rd to FM1902; 5700 & 5780 Columbus Tr 91.51 ac.	CD 6	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : Unzoned <i>To</i> : "A-5" One-Family and "E" Neighborhood Commercial c. To be heard by the City Council on August 20, 2013		
11. ZC-13-096 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1187 Blodgett Ave 0.14 ac.	CD 9	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "E" Neighborhood Commercial <i>To</i> : "A-5" One-Family		
12. ZC-13-097 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1017 W. Pafford St. 0.20 ac.	CD 9	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "B" Two-Family <i>To</i> : "A-5" One-Family		
13. ZC-13-098 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 320 S. Sylvania Ave. 0.15 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "D" High Density Multifamily <i>To</i> : "A-5" One-Family		
14. ZC-13-099 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1612 and 1704 Logan St. 0.32 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "B" Two-Family and "I" Light Industrial <i>To</i> : "A-5" One-Family		
15. ZC-13-100 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1733 and 1737 E. Powell St. 0.18 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "B" Two-Family <i>To</i> : "A-5" One-Family		
16. ZC-13-101 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2512 Avenue H 0.14 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "B" Two-Family <i>To</i> : "A-5" One-Family		
17. ZC-13-102 CITY OF FORT WORTH PLANNING AND		

DEVELOPMENT 2709 May St. 0.17 ac.	CD 9	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
18. ZC-13-103 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2917 Elinor St. 0.19 ac.	CD 4	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
19. ZC-13-104 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3420 James Ave. 0.14 ac.	CD 9	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
20. ZC-13-105 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3017 Booker St. 0.25 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From: "J" Medium Industrial To: "E" Neighborhood Commercial</i>		
21. ZC-13-106 CAMERON SCHOEPP, TERRI THORNTON AND G. & J. VOIGT 3301, 3305 and 3317 W. 4 th St. 0.69 ac.	CD 7	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: Cameron Schoepp b. Request: <i>From: "C" Medium Density Multifamily To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus art gallery with waivers to parking and a fence in the front yard; site plan waiver requested</i>		
22. ZC-13-107 RICHARD YOUNG 5700 McCart Ave. 0.48	CD 6	CONTINUED 60 DAYS UPON APPLICANT'S REQUEST 9-0
a. Applicant/Agent: Jack R. Lee b. Request: <i>From: "E" Neighborhood Commercial To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto sales and repair; site plan included</i>		

ADJOURNMENT: 11:43 AM

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Access to the building and special parking are available on the south side of City Hall off of Texas Street. Persons requiring special accommodations, sign interpretive services, Spanish translation, or large print may call 817-392-8028, FAX 817-392-7526, or call TDD 1-800-RELAY-TX at least 48 hours (2 days) prior to the meeting so that appropriate arrangements can be made.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible por silla de ruedas. Acceso al edificio y área de estacionamiento especial está disponible en el lado sur del Ayuntamiento por la Calle Texas. Personas que requieren acomodaciones especiales, servicios de interpretación al español u otro lenguaje, servicios de interpretación de lenguaje por señas, o letra grande pueden llamar 817-392-8028, o llamar TDD 1-800-RELAY-TX al menos 48 horas (2 días) antes de la reunión para que se puedan hacer arreglos apropiados.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.